LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CARSON33

2345

NEWLINS MILL ROAD

PALMER TOWNSHIP, PA

±98,903 SF AVAILABLE FOR LEASE

INDUSTRIAL BUILDING

Lee & Associates of Eastern Pennsylvania LLC
610 Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa

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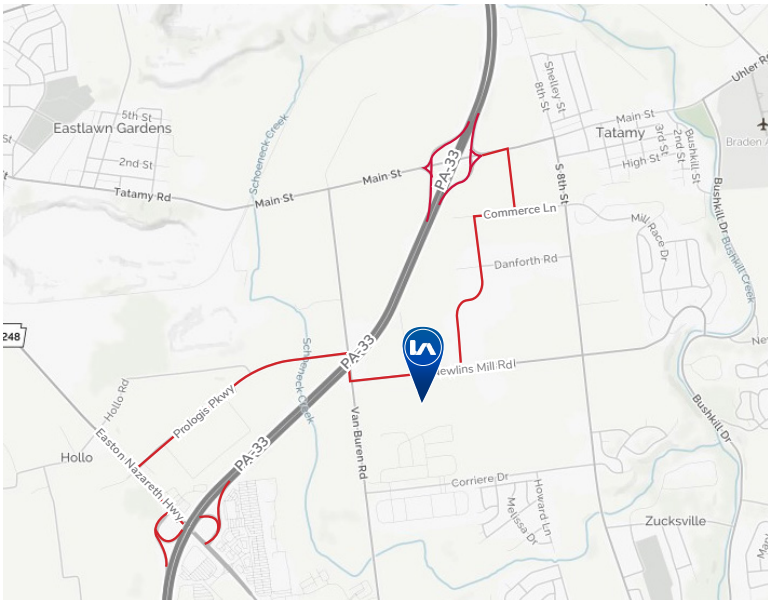
BUILDING **FEATURES**

Available:	98,903 SF
Fully Racked:	Yes
Main Office:	1,910 SF
Clear Height:	36'
Power:	2,000 amps (Expandable 4000 amps)
Column Spacing:	54' x 50' (60' Speedbays)
Dock Doors:	37
Drive-ins:	2
Truck Court:	190'
Auto Parks:	116
Trailer Parks:	47
Lighting:	LED
Sprinkler:	ESFR
Zoned:	Planned Office/Industrial Park

LOCATION **OVERVIEW**

- Vehicle access via Route 33 Tatamy Interchange through Chrin Commerce Center
- Excellent labor availability and profile
- Superior access to parcel hubs, NY/NJ Ports, intermodal, and Northeast consumer base
- New Local Amentities:

Wendy's Wawa SHEETZ DUNKIN'



Loading Area

DEMISED PREMISES

COLUMNS 1-6

- 98,903 SF
- 9 Dock Doors
- 1 Drive-In
- 19 Trailer Parking Spots
- Includes Main Office

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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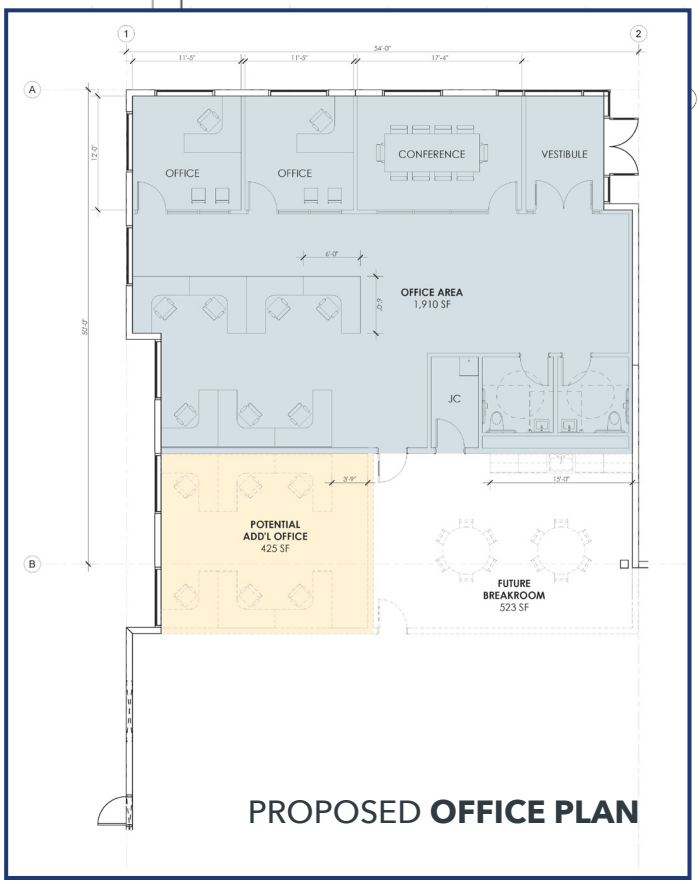
SITE PLAN



PROPOSED **OFFICE PLAN**

CORPORATE NEIGHBORS

amazon
BMW
PHILLIPS PET FOOD & SUPPLIES
UPS
B&G Foods, Inc.
Lulus
Mondelēz International
PORSCHE
FedEx
Frito Lay
GXO Logistics at full potential
Fanatics
KEYSTONE
NEOVIA Living, breathing logistics

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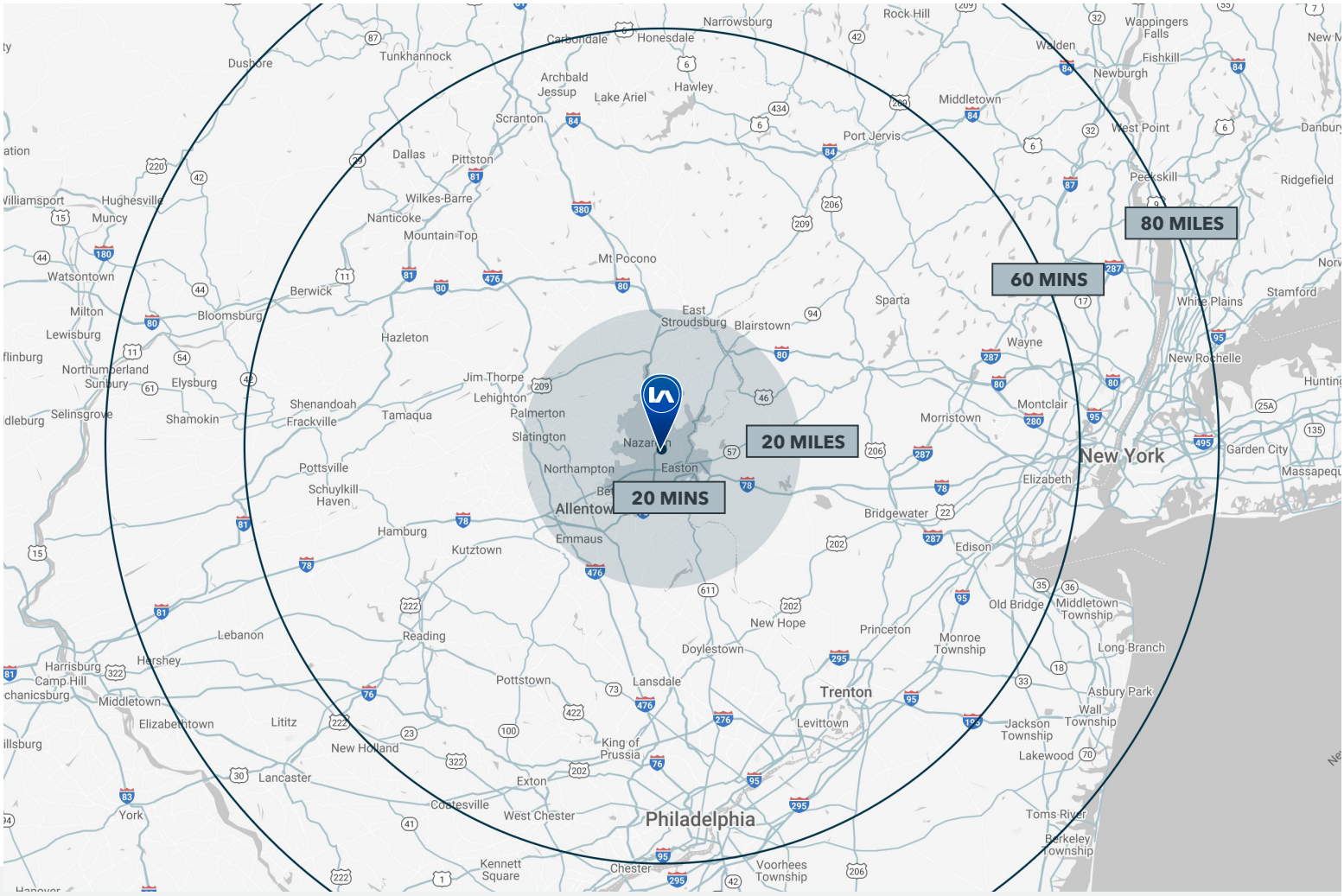
Owner/Developer:

CARSON COMPANIES



POPULATION		WORKFORCE	
20 min	225,963	**20 min**	169,546
20 mi	856,679	**20 mi**	598,961
60 mi	11,837,957	**60 mi**	8,544,120
80 mi	26,188,976	**80 mi**	18,784,310

75 Miles
to NY/NJ Ports

7 Miles
to I-78

1.5 miles
to UPS and FedEx parcel hubs

8 Miles
to Norfolk Southern Intermodal

Leasing:

LEE & ASSOCIATES
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